

UNOFFICIAL COPY

Doc#: 1801749157 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/17/2018 11:02 AM Pg: 1 of 2

WARRANTY DEED

ILLINOIS STATUTORY

Dec ID 20180101682810
ST/CO Stamp 0-506-335-776 ST Tax \$105.00 CO Tax \$52.50
City Stamp 1-032-199-200 City Tax: \$1,102.50

Prepared By:

Robson & Lopez LLC
180 W. Washington Suite 700
Chicago, IL 60602
312-523-2024

Name and Address of Taxpayer

ALBERTO A ROSALES
14401 S. SAGINAW AVE
BURNHAM, IL 60633

170472100034

RECORDER'S STAMP

THE GRANTOR, Roy Fernandez and Delia Vasquez aka Delia Vazquez, as joint tenants, for and in consideration of \$10 (ten dollars), in hand paid, CONVEY(S) and Warrants to Alberto A. Rosales, a married man, all interest in the following described Real Estate situated in the city of Chicago, county of Cook, state of Illinois, to wit:

LOT 97 (EXCEPT THE NORTH 11 FEET THEREOF) THE NORTH 21 FEET OF LOT 98 IN F.J. LEWIS' SOUTH EASTERN DEVELOPMENT, BEING A SUBDIVISION IN THE WEST 1/2 AND IN THE NORTHEAST 1/4 OF SECTION 17, AND IN THE SOUTHEAST 1/4 OF SECTION 18, ALL IN TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 26-17-304-062-0000

Address of Real Estate: 11043 South Ewing Ave, Chicago, IL 60617

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., Ste. 2400
Chicago, IL 60606-4650
Attn: Search Department

SUBJECT TO: Covenants, conditions and restrictions of record; public utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To have and to hold said premises forever.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 45 days from the date of this deed. After this 45 day period, Grantee is further prohibited from conveying the property for a sales price greater than 120% of short sale price until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

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Dated this 10th day of JANUARY, 2018.

In Witness Whereof, Roy Fernandez and Delia Vasquez aka Delia Vazquez have hereunto set their hands and seals.

[Signature] _____ Date 1/10/18
Roy Fernandez

[Signature] _____ Date 1/10/2018
Delia Vasquez aka Delia Vazquez

STATE OF IL

County of COOK



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Roy Fernandez and Delia Vasquez aka Delia Vazquez personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 10th day of January 2018.

[Signature] _____ (SEAL)
Sandy Florfs

Notary Public
My commission expires on July 12, 2020.

After Recording Mail to:

Richard J. Garcia
10400 S. Ewing Ave
Chicago, IL 60617